



**AFFORDABLE HOUSING ADVISORY BOARD  
MEETING MINUTES**

**Wednesday, June 21, 2006  
10:00 A.M to 2:00 P.M.  
SeaTac Red Lion Inn, Olympic Room  
18220 International Blvd.  
Seattle WA 98188  
206-246-5535**

**ATTENDEES:**

Hugh Spitzer, Stephen Buxbaum, Renee Rooker, Leonard Bauer, Heather Ballash, Mary Hunt, Joan Hernandez, Kim Herman, Chris Lowell, Annie Conant, Tedd Kelleher, Lynn Davison, Jeannette McKague, Sam Anderson, Brad Collins, Judith Stoloff, Christine Walsh Rogers, Paul Purcell, David Gruenstein, Tommy Jones, Beverly Boyd

**AGENDA ITEMS:**

Welcome and Introductions  
Follow-up on Voucher Program  
Farm Worker Housing  
GMA and Affordable Housing Panel  
*Lunch (continued discussion)*  
Interagency Council on Homelessness Report  
Progress Report on Homeless Housing Act Implementation  
State Advisory Council on Homelessness (SACH)  
SACH Executive Order  
Future Meetings - confirmation of agendas  
*ADJOURN*

**Call to order at 10:07 a.m.**

**Welcome and Introductions**

Hugh welcomed the members and thanked them for their participation. Members, guests, and staff introduced themselves.

**Follow-up on Voucher Program**

Annie Conant

- Distributed conference call handout

- This amount of dollars available
- Target to balance of state area
  - ESG program
  - Target areas outside those jurisdictions
  - Homeless prevention
  - Rental subsidy program
  - 40% homeless
  - 60 short term shallow subsidy
  - 40% existing providers in balance of state would have less resources
  - 60% targeted to households with incomes between 30-50% of AMI
    - Flat rate of 200 per month per household for housing assistance
    - Administrative cost of 10%
    - Mary hunt wanted to know who admin. Are, existing contractors-shelter providers
  - Organizations that run tenant based or transitional program
    - Administrators will be already running these programs.
    - Mary Hunt – These people are already doing this business, why should they be paid this. Renee: the 10% came up because you have to have a different contract, creates additional admin. Fees. The 7.5% doesn't even cover costs to administer existing programs. Chris: This client base is extremely staff extensive. They could be one step away from homelessness, a lot of advocacy needed especially with landlords. Hugh: This will be gone in 1 year. Will be gone soon. Renee: Landlords will not be happy with approx. 8 mo. Lease limit. Lynn: Will be helpful to split between needs. Helping people at slightly higher income levels could be the shortterm boos they need to keep going. Kim: Glad we kept it simple. Paul: 200/month, once allocated to agency is it considered it spent, can you take it past June. Stephen: considered obligated, after June 30 would be deobligated, if not spent.
  - Stephen: Need to make sure statute does not say statewide distribution

### **Farm Worker Housing**

Related to last sessions 2418. In 2418 an additional \$3 million for Farm Worker Housing. CTED was directed to consult how the \$3 million would be used. AHAB is our primary advisor and request the Chair to have subcommittee to help work with CTED on consultation. Paul Purcell has worked on farm worker housing issues. Paul is willing to take the chair position for the subcommittee. Stephen Buxbaum encourages AHAB members to work with Paul. Kim Herman volunteered. We need to make sure we have stakeholder interest covered. Report back at next quarterly meeting.

### **GMA and Affordable Housing Panel**

At the March AHAB meeting, there was a lot of interest to drill down in this. Heather Ballash put together a panel consisting of :

- Jeannette McKague: New employee at WA Realtor. Administrator of Planning and Land Use. Jeannette was with king county council for the last five years. She got into exploring homeless solutions last year. She believes the approach that realtors are taking is great.
- Sam Anderson: 4200 corp. members
- Brad Collings: CD developer for ?? He was a developer at one time. His role on the panel is perspective of cities. He developed GMA for cities. His experience deals with both land and housing.
- Judith Stoloff: Consultant business working for state. ???
- Leonard Bauer: Assists cities and counties in carrying out GMA. He will provide content from land-use rather than housing.

The panel discussion topics were focused on:

- To what extent and what kind of evidence do we have of GMA?
- What kinds of things can be done both GMA and non-GMA to help generate more affordable housing?
- Concerns from both realtors and builders.
- What do the different builders/realtors groups really want to make a difference.

The panelists focused on the following:

- Jeannette: Her message today is we have a housing crisis for all levels in the state. We may get legislation passed each year but is not enough. This year's focus will be to get legislative and Governor's attention and to pull stakeholders together to work on this. There are many issues including transportation and land use. Housing prices have increased a little over 40% and condos raised 36.5% but wages have not increased. We don't have the housing supply to provide to the mid-wage level, they are moving away and having to travel long distances, resulting in increased congestion.
- Sam: We believe it is growth management. At the base of the problem is the land cost. What kind of decisions do we want to make for the land outside the rural areas? Traffic concurrency is the biggest problem; if you can't meet that standard then you can't grow there. Traffic concurrency does nothing but encourage single occupant vehicle use. This doesn't help transportation and clean air problems.
- Brad: Falls in on the side that GMA is not the guilty party. Gma requires to plan for housing density so we know where that growth can be accommodated. You have to provide enough available land to make it affordable.
- Judith: Its not GMA, its the popularity of the area. When we put in GMA we made a deal and we have not kept that deal. Impact fees distort the market and are not helpful. A single parent cannot pay 30% of income for housing and still be able to pay for daycare and other expenses. The rental market is in dire distress. GMA can't do much but implement its mission a little better. Need longer-term view of what it looks like 40-50 years from now. What we have in GMA does not allow that to function.
- Leonard: On the side that GMA is not the problem. The Buildable Lands Program was put in place in 1997 by the Legislature as a way to start tracking what was happening in your county/city. Reports only come out every five years.

- Hugh suggested coming up with a detailed set of recommendations for next session, specific pieces of legislation. Need to have task force to meet a couple of times to zero in on recommendations. AHAB, AWC, Realtors to serve on this task force, using FWH/PAT model.
- Paul, Kim, Sam, Heather, Jeannette, Judith volunteered. Have others outside AHAB participate.
- Report at October AHAB meeting. Task force to have a couple meetings before next AHAB meeting.

### **Interagency Council on Homeless Housing Implementation**

Washington has 27,000+ homeless persons. July 26 is due date reduce this number by 50 percent.

- Creating draft plan by June 26.
- Public draft ready by June 30.
- Workshops on East and West sides July 11-12.
- Letter from Chris Lowell:
  - Recommendations in letter have been included in draft outline.
  - June 19 letter is a result of recommendations from last weeks meeting.
  - Looking for endorsements on these specific points from AHAB. Add cover letter to IACH that AHAB supports this or has further recommendations or wants to delete some items. Cover letter that we are moving this forward to IACH would be enough.
  - Debates on definition of chronic homelessness.
  - 3-4 pilot projects have peak associations to get them up and running quickly, well-funded projects.
  - There needs to be clear/concise performance measures that are consistent at the state level.
  - Attach financial plan in process in beginning.
  - Know how many people are coming out of jail systems and shelters.
    - Lynn: Many addresses are shelters.
    - Chris: If you don't have an address, you are not released, so they make up addresses.
    - Paul: Raise the question if this metric is only on homelessness, if there are less homeless people on the street,
    - Hugh: Are the resources to fund this going to be redirected from other low-income people?
    - Hugh: Letter to IACH, we received the letter, like the ideas, point out that resources should not be taken from somewhere else but should be a coordination of resources.
    - Lynn: If we are going to have a long-term impact, we have to have a housing continuum.
    - Stephen: This letter will go to IACH on Monday. There are a couple of challenging things. Will not be able to do everything at once. Need to have the discussion on definition of chronic homelessness. We need to use this to our advantage. The most critical issues that we need to address: Need to be proactive with larger communities and political forces to

prevent statutory performance measures. Need to set clear expectations on performance measures. Need to not be so inflexible that we have to do them no matter what. Will figure out how to get OSPI involved, it is important to the Governor.

- Stephen: Hoping for comprehensive view of housing, looking at full continuum for housing.
- Lynn: Could we write letter to Governor with cc to IACH. AHAB is a body to guide this.
- Renee: Write two letters: 1 addressing letter to Hugh and urgent issues, 1 addressing the breaking down the silos.
- Hugh will send letter memorializing letter from SACH
- Letter to Governor will happen also.

### **State Advisory Council on Homelessness (SACH) Executive Order**

Stephen states that the executive order needs to be updated.

- The executive order clarifies the important role that SACH plays in affordable homeownership.

Stephen will pass forward to the Governor.

### **Future Meetings – Confirmation of Agendas**

- October 18:
  - FWH Report
  - Sam's report
  - OMH issues: Two important challenges that we need to offer recommendations: 1 - relocation program, manufactured housing preservation (needs to be an urgent letter); 2 - Landlord tenant issues. Should state maintain landlord tenant program? If so, what should it look like? As AHAB, looking at everything from eliminating it and using current revenue from transfer fees to support statewide 211 referral to going back to Senator Fairly's recommendation of having a means for state to make determination and provide mediation services when conflict.
- December 13
  - Miloscia attending?

**ADJOURN**

2:00 p.m.